155.0	0004	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,003,400 / 1,003,400
					USE VALUE:	1,003,400 / 1,003,400
					ASSESSED:	1,003,400 / 1,003,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
223		CEDAR AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OU WANMEI		
Owner 2:	HUGHES JEFFREY		
Owner 3:			
Street 1:	223 CEDAR AVE		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	BRALEY MERLE/SHIRLEY -
Owner 2:	-
Street 1:	223 CEDAR AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 9,748 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Vinyl Exterior and 2584 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9748.000	499,600	5,100	498,700	1,003,400
Total Card	0.224	499,600	5,100	498,700	1,003,400
Total Parcel	0.224	499,600	5,100	498,700	1,003,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 388.31 | /Parcel: 388.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 103266

GIS Ref

GIS Ref

Insp Date 01/20/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 155.0-0004-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	499,600	5100	9,748.	498,700	1,003,400	1,003,400	Year End Roll	12/18/2019
2019	101	FV	366,300	5100	9,748.	498,700	870,100	870,100	Year End Roll	1/3/2019
2018	101	FV	247,700	5100	9,748.	420,300	673,100	673,100	Year End Roll	12/20/2017
2017	101	FV	247,700	5100	9,748.	384,700	637,500	637,500	Year End Roll	1/3/2017
2016	101	FV	247,700	5100	9,748.	327,700	580,500	580,500	Year End	1/4/2016
2015	101	FV	233,900	5100	9,748.	285,000	524,000	524,000	Year End Roll	12/11/2014
2014	101	FV	233,900	5100	9,748.	263,600	502,600	502,600	Year End Roll	12/16/2013
2013	101	FV	233,900	5100	9,748.	250,800	489,800	489,800		12/13/2012

!12167!

PRINT

Date	Time
12/11/20	02:16:37

LAST REV

Date	Time
07/23/18	10:56:37

apro

PAT ACCT. 12167

USER DEFINED

Prior Id # 1:	103266
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRALEY MERLE/SH	56868-176		5/17/2011		507,600	No	No		
GHARIB MOSHEN	32540-79		3/22/2001		438,000	No	No		
DELMONICO RUTH	31945-24		10/20/2000		340,000	No	No		
	10439-343		1/8/1964			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/12/2017	1346	Heat App	19,500	C				
6/15/2017	697	Addition	174,875	O				addit w/deck,redo
8/22/2012	1051	Re-Roof	10,000					

ACTIVITY INFORMATION

Date	Result	By	Name
1/20/2018	MEAS&NOTICE	HS	Hanne S
7/3/2012	Measured	JBS	JOHN S
12/8/2008	Meas. Denied	372	PATRIOT
7/29/2001	MLS	MM	Mary M
1/26/2001	MLS	MM	Mary M
1/29/2000	Inspected	263	PATRIOT
12/7/1999	Mailer Sent		
11/24/1999	Measured	268	PATRIOT
7/13/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9748		Sq. Ft.	Site		0	70.	0.73	7									498,710						498,700	

Total AC/HA:	0.22378	Total SF/SM:	9748	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	498,710	Spl Credit		Total:	498,700				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.05634665
Const Adj.:	0.98990101
Adj $ / SQ:	135.938
Other Features:	98406
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	560053
Depreciation:	60486
Depreciated Total:	499567

COMMENTS

NO ATTIC.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	2	HB	

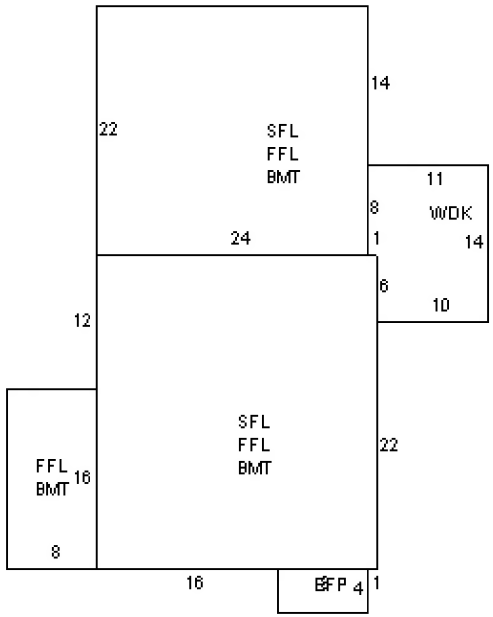
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	149.53
Special Features:	0	Val/Su Net:	121.26
Final Total:	499600	Val/Su SzAd	193.34

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,356	40.780	55,300
FFL	First Floor	1,356	135.940	184,332
SFL	Second Floor	1,228	135.940	166,932
WDK	Deck	148	12.630	1,869
EFP	Enclos Porch	32	71.870	2,300

Net Sketched Area:	4,120			Total:	410,733
Size Ad	2584	Gross Are	4120	FinArea	2584

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

155.0-0004-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100

IMAGE

AssessPro Patriot Properties, Inc